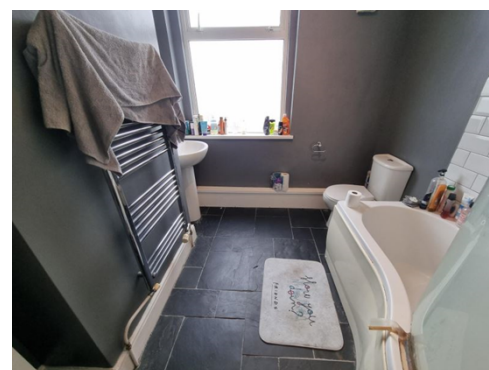




Gelligaer Street , Cathays, Cardiff, CF24 4LB
£1,600 pcm | Available 07 September 2026 | 3 bedroom



- **Furnished**
- **Fantastic Location**
- **Close to local amenities**
- **Three Bedrooms**
- **All Double Bedrooms**
- **EPC Rating G**

****THREE BEDROOM HOUSE**FURNISHED**AVAILABLE 7TH SEPTEMBER****

James Douglas are delighted to offer this lovely three bedroom house on Gelligaer Street. The property is in a fantastic location, just off the busy high street of Whitchurch Road, with loads of fantastic shops & restaurants. The property comprises of a lovely fitted kitchen, two reception rooms, three double bedrooms and a bathroom with bath & shower. On street permit parking is also available subject to landlord approval.

Rent: £1,600.00

Deposit £1,700.00

Holding Deposit: £367.00

EPC: E

Council Tax Band: E

Building Materials: Bricks

Sewerage Supply: Welsh Water

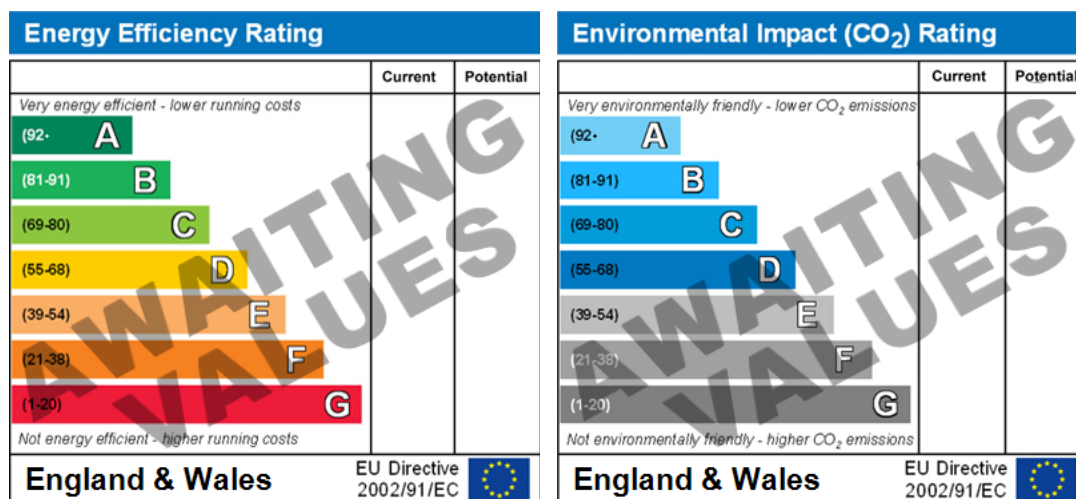
Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Openreach and VirginMedia are the suggested provider with download speed up to 1800Mbps and upload speeds up to 200Mbps

Water Supply: Ask agent

Parking Status: ON STREET PERMIT



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.